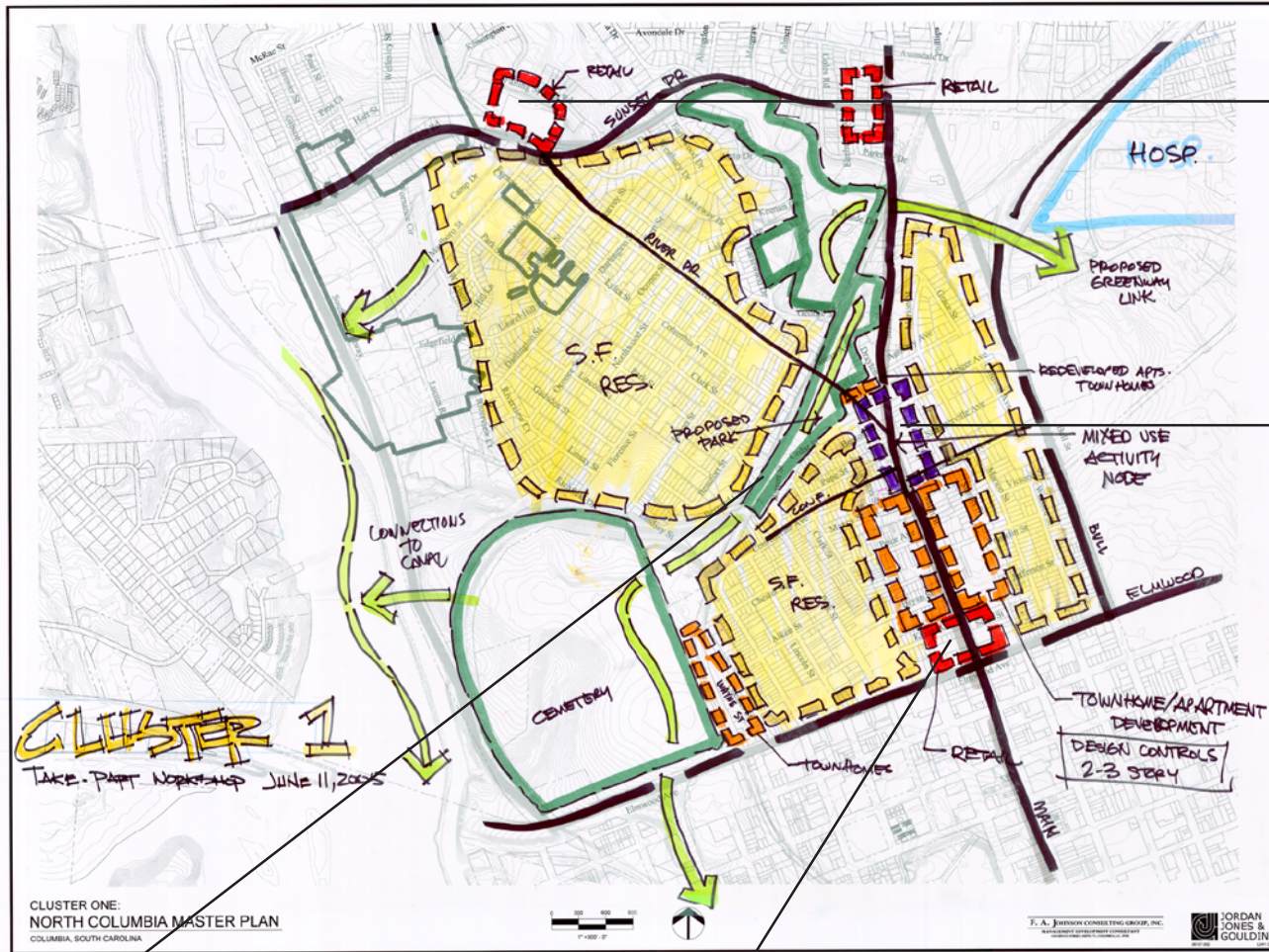




# CONCEPT PLANS



## Concept Plans Cluster One



### Retail Node (1)

Attract Grocery store at vacant A&P store and accompanying retail services.

### Village/Artist Node (2)

Develop a mixed-use community with a focus on attracting small businesses and the artists. Redevelop former Coca-Cola building as a live/work/studio space.

### Park (4)

Develop former Hwy 277 right of way into linear park that connects Earlewood Park to the north to the Broad River canal.

### Retail Node (3)

Promote retail development that takes advantage of the traffic volume and high visibility of the Elmwood St and the N. Main St intersection. Develop to reinforce/promote gateway to North Columbia.

# North Columbia Master Plan

## Positive Attributes:

- Street trees
- “Trendy and Vibrant”
- Stable community
- Historic preservation (housing character)
- Sidewalks
- Proximity to mental health redevelopment
- Porches on front of homes/sense of scale
- Wide streets
- Neighborhood connectivity -No separations/dead ends/cul-de-sacs
- Majority single-family
- Walkable
- Diversity (Demographics & housing type)
- No Big Boxes!
- Some traffic control

## Negative Attributes:

- Traffic along Confederate, Earlewood Dr, Sumter St, River Rd, Sunset Dr and Park St (speed humps are detrimental)
- Preserve existing greenspace
- Rental property- too any absentee owners
- Homeless problems-seems to be a triangle between outreach projects/shelter destinations
- Bus Routes- Richland hospital pedestrian cut through
- Obscured streetlights (trees)
- Community’s/city’s commitment to schools
- On street parking-Confederate has too much parking
- N. Main St is a barrier to pedestrians (sidewalk disconnections)

## Community Needs/Wants:

- Traffic calming study
- Dog Park
- Sidewalk extension
- Town center area - N. Main St & River Rd?
- Bike lanes/Greenway trail (Utilize existing right of way tract. Connection to canal)
- Elmwood/Sumter redevelopment (existing car/commercial garages)
- Emphasize pedestrian street crossing at N. Main St and Elmwood Ave
- Community grocer and retail services
- Wayne Street redevelopment/Carolina wrecking yard
- Appropriate multi-family types in appropriate places (big house or urban streets character)
- Town activity nodes (services and goods with diverse housing options)
- Preserve greenspace (Greenway along railroad. Public space at town activity node)
- N. Main St streetscape to be pedestrian friendly



### Gateway (3)

Redevelopment of traditional commercial corridor into residential gateway to North Columbia with pedestrian connection to Broad River.

Complete the development of N. Main Plaza and continue development of the area into a retail destination and neighborhood resource center.

New infill to respect the existing neighborhood fabric.

### Positive Attributes:

- Established neighborhoods with single-family homes & large lots
- Diversity - People, architecture (quality of styles with brick and some wood). Younger and older family mixes.
- Traffic flow is limited and neighborhood is quiet (but depends where one lives)
- Recreation facilities
- Parks - Hyde Park, Lorrick Park (outside study area) and Lincoln Park (undeveloped?)
- Eau Claire Town Hall
- Location. Location. Location
- The community is vibrant and organized.
- Higher education institutions are a great influence.
- Good religious mix.

### Negative Attributes:

- Traffic:
  - North Main at Hyde Park, Duke Ave - Traffic volume & speed
  - Sunset – Cars going too fast. Traffic volume & no sidewalks! One traffic light at Abingdon
  - Some favor widening, some don't
  - Lamar Street-cut through traffic
- Lack of retail services - No restaurants or "ream of paper" services
- Special services- Need for job fair opportunities for local residents
- Difficulty in getting to Midlands tech and other services. Bus routes not direct.
- First time homeowners- maintenance
- \*CHA-Obtain contact info for first time homeowners for neighbors to contact.
- Crime
- Code enforcement - litter and trash.
- Infill housing- Favor new development. Issues with increased density that doesn't mirror existing neighborhood fabric (Abingdon Rd) (lot sizes and some degree styles) Need for an overlay?
- Multi-family-absentee landowners and maintenance
- Need for curbs and curb cuts.
- PUD - neighborhood involvement/ position in the process (Duke Ave & Ridgewood Ave)

### Community Needs/Wants:

- Traffic calming study
- Recreation - pool (new park?) and playground (Hyde Park). Need for soccer fields and arts/crafts.
- Need community center (potentially South University if moving?)
- Need for resource center (partner with Midlands Tech and include bus routes to center)
- Finish N. Main St plaza
- Need for more retail services.
- Sidewalks on Sunset as well as sidewalks and increased lighting throughout the community (bike paths?)



### Streetscape/Traffic Calming (3)

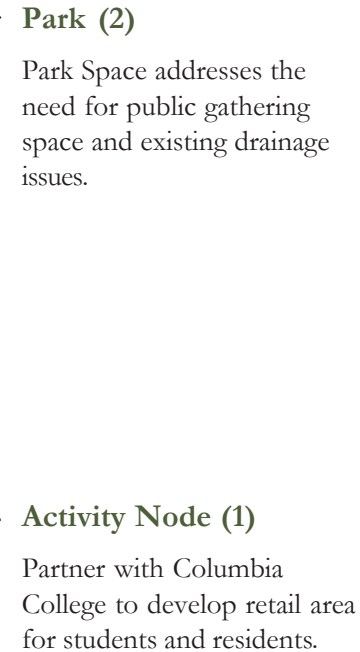
Develop traffic calming measures that enhances the neighborhoods while discouraging cut-thru traffic.

### Mixed-Use (2)

Develop a mixed-use corridor with an emphasis on residential elements along N. Main St adjacent to Columbia College and Lutheran Seminary School.

# Concept Plans

## Cluster Three B



Rehab existing homes and encourage new development that “reflects the regional flavor”.

### Positive Attributes:

- Quiet/buffered, single-family homes
- Styles of homes
- Housing lot size is close but not too close. Good density
- College town feel
- Partnership with police department
- Walkable/free movement – no gated neighborhoods
- Colleges in the area and their partnership in the plans
- Diversity
- Convenient/good location
- Close shopping
- Churches
- Trees, street trees and parks
- Street lights
- Pedestrian traffic
- Businesses that look like single-family homes

### Negative Attributes:

- Major services are not close
- Crime/safety
- Bad multi-family
- Code enforcement
- Absent landlords
- Traffic
- Infill compatibility
- Noise
- Animal control (776-PETS)
- Ditches as drainage areas
- No pool for recreation
- Street signage
- City officials performing their duties
- Maintenance of rental housing (Spalding Ave)
- Code Enforcement – drugs, maintenance of lots/homes, bootlegging, etc (Windemere Springs)
- Boarding Houses
- “Dead end area”
- Overgrown of areas which are city responsibility (where?)
- Lack of historic district nominations
- Railroad line – conduit for crime
- Lack of sidewalks and curb & gutter
- Vacant homes
- Need for more community involvement.
- Need for a funding mechanism (T.A.D.)
- Nothing has happened for last 25 years...people nervous about upcoming change
- Money from city has gone elsewhere.....this area has “been thrown a bone here and there”
- Public money needed to help rehab of existing neighborhood
- Railroad tracks are a problem...crime corridor
- Need to address parking issues around school/college. People pulling into yards to pick-up/drop off students (Windemere Springs)
- Tax incentive program needed for businesses & educators to retain local folks
- Would like more police presence in some areas

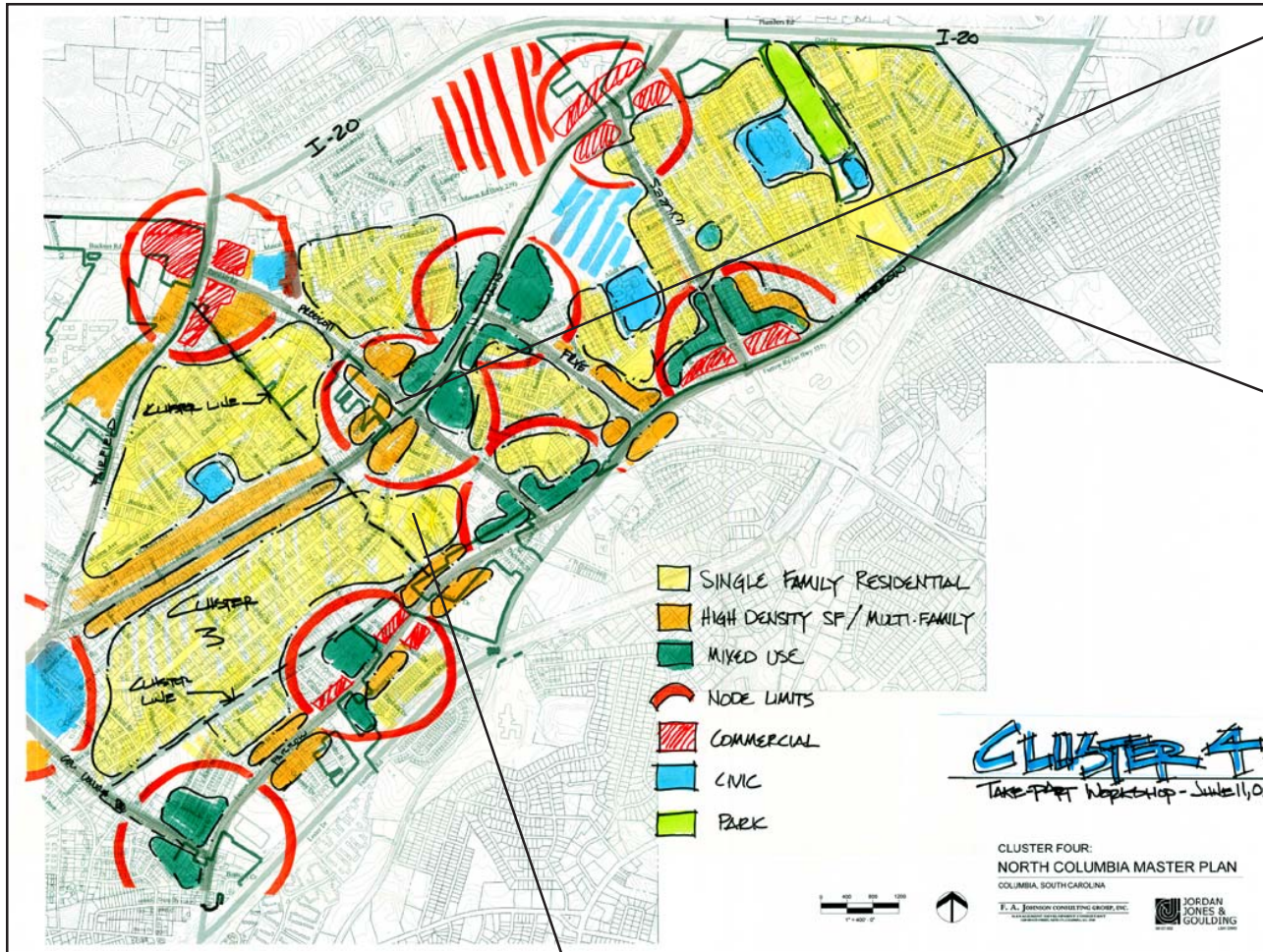
### Community Issues

- Gentrification
- Would like to see rehab program for existing residents
- Older housing stock may not be functional (saleable) by today's standards
- New construction has amenities but should reflect same architecture (Historic)
- Drainage issues promote insect problems (Kender Way at Spalding)
- Too many rental properties that aren't well maintained (code enforcement)
- Bootlegger and drug houses are too prevalent in places
- Concerned with quality of infill housing
- Eau Claire area streets are SCDOT and it is difficult to get work done

### Community Needs/Wants:

- Traffic calming
- Rehab older homes
- Neighborhood signage
- Artistic development
- Retail - bookstore, coffeeshop, restaurants
- Preserve property values /taxes
- Keep housing affordable
- Recreation center
- Bike trail
- Mixed-use
- Trolley
- Sidewalk expansion plan
- Program for property improvement (Plan to end bureaucracy)
- Design guidelines/housing (Quality, streetscape & density for new development)
- Traffic control measures (street striping) and streetscaping (Bi-Lo)
- Bury power lines and other infrastructure
- Better street lighting and other standards (benches, trash cans)
- New development (housing, buildings) should reflect regional flavor
- Family friendly businesses on corridors
- Some flexibility within historic district overlay
- High-density housing behind N. Main Plaza
- More park space - neighborhood type with tennis & basketball courts, swings & playgrounds, picnic tables, currently parks are almost unusable due to lack of programs (Parks are parentless babysitters)
- High density multi-family/Mixed-use - along N. Main St from Monticello Rd to Columbia College ("Village" type, Walkable)
- Sit-down restaurants
- Police station
- Relocate post office to more convenient location
- Municipal art center
- More/improved school signage (campuses and school zones)
- City to work with colleges to develop more retail that serves both students and neighbors
- Upgrade existing storefronts as changes occur

## Concept Plans Cluster Four



### Retail Nodes (1)

Develop higher density retail nodes that encourage small businesses with larger chains to provide services in a small and compact pedestrian friendly space.

### Single-Family Residential (2)

Preserve and enhance the existing single-family residential neighborhoods.

### Parks/Civic Space (3)

Provide additional public open space within the neighborhoods for gatherings and activities.

### Positive Attributes:

- Peaceful, well lit, quiet
- Naturalness, lots of large vegetation
- Small community feeling - tight knit, everyone knows one another
- Single-family homes on large lots

### Negative Attributes:

- Cody St floods when it rains
- Concerns with open land and what might happen with it (BOE owned?) - Site has nuisance animals and is used as a dumping ground
- No sidewalks in Farrow Terrace. Need street/traffic control
- No community signs for Farrow Terrace
- Drug activity in Farrow Terrace
- Need more four way stops
- Need to differentiate between street jurisdictions – SCDOT, city, county
- Diversity of ages
- 18 wheelers and buses parking on streets
- Larger/growing rental property

### Community Needs/Wants:

- Grocery
- Theatre possibly
- Don't want too much rental in one small area
- Senior center
- Need to clear-up/adjust bus system routes....not always sure what buses go where and at what time
- Don't want to lose the mom and pop shops-system to encourage these kinds of stores to remain/return during redevelopment
- New reliable post office
- Control size of retail/mixed-use nodes
- Financial services
- Streets – low speed limits, street trees.
- Do not mess up Farrow Rd anymore. It can't get any better. It is as good as its been in 37 years!